

Residential Zoning Districts														
Uses		R-1 Single-Family Residential District	R-2 Single-Family Residential District	R-2A Single-Family Residential District	R-3 Single-Family Residential District	R-3A Single-Family Residential District	R-4 Single-Family Residential District	R-4A Single-Family Residential District	R-4B Single-Family Residential District	R-5 Two-Family Residential District	R-G Residential General District	R-LC Residential-Limited Comercial District	Uses	
Permitted Principle Uses	MARTA Structures	X	X	X	X	X	X	X	X	X	X	X	MARTA Structures	Permitted Principal Uses
	Public Schools	X	X	X	X	X	X	X	X	X	X	X	Public Schools	
	Single-Family Detached Dwellings	X	X	X	X	X	X	X	X	X	X	X	Single-Family Detached Dwellings	
	Two-Family Dwelling									X	X	X	Two-Family Dwelling	
	Additional Uses										Religious Worship Facilities, Colleges & Universities, Dormitories, Multifamily Dwellings, Public Schools, Rooming Houses	Religious Worship Facilities, Multifamily Dwellings, Public Schools, Rooming Houses, Hair Salons, Child Care Centers, Offices, Laboratories, Restaurants, Specialty Shops	Additional Uses	
Permitted Accessory Uses	Amateur Radio Antennas	X	X		X		X			X			Amateur Radio Antennas	Permitted Accessory Uses
	Child Care Centers										X		Child Care Centers	
	Clubhouses										X		Clubhouses	
	Convenience Stores										X		Convenience Stores	
	Eating & Drinking Establishments										X		Eating & Drinking Establishments	
	Energy Generation Devices	X	X	X	X	X	X	X	X	X	X	X	Energy Generation Devices	
	Greenhouses& Private Garages	X	X	X	X	X	X	X	X	X	X		Greenhouses& Private Garages	
	Guest Houses	X	X	X	X	X	X	X	X	X	X		Guest Houses	
	Home Occupation	X	X	X	X	X	X	X	X	X	X		Home Occupation	
	Horse Barns	X	X	X	X	X	X	X		X	X		Horse Barns	
	Personal & Professional Establishments										X		Personal & Professional Establishments	
	Structures Necessary for Active Construction	X	X	X	X	X	X	X	X	X	X		Structures Necessary for Active Construction	
	Swimming Pools & Tennis Courts	X	X	X	X	X	X	X	X	X	X		Swimming Pools & Tennis Courts	
	Broadcasting Towers	X	X	X	X	X	X	X	X	X	X	X	Broadcasting Towers	
	Cemeteries	X	X	X	X	X	X	X	X	X	X		Cemeteries	

Special Use Permits	Child Care Centers	X	X	X	X	X	X	X	X	X	X		Child Care Centers	Special Use Permits
	Colleges & Universities	X	X	X	X	X	X	X	X	X	X		Colleges & Universities	
	Group Home	X	X	X	X	X	X	X	X	X	X	X	Group Home	
	Landfill	X	X		X		X		X	X	X		Landfill	
	Natural Resource Extraction	X	X		X		X		X	X	X		Natural Resource Extraction	
	Neighborhood Clubs	X	X	X	X	X	X	X	X	X	X		Neighborhood Clubs	
	Nursing Homes	X	X	X	X	X	X	X	X	X	X	X	Nursing Homes	
	Outdoor Amusement											X	Outdoor Amusement	
	Parks, Ballfields, Stadia	X	X	X	X	X	X	X	X	X	X	X	Parks, Ballfields, Stadia	
	Places of Worship	X	X	X	X	X	X	X	X	X	X		Places of Worship	
	Private Schools	X	X	X	X	X	X	X	X	X	X		Private Schools	Special Use Permits

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Lot Requirements		R-1 Single-Family Residential District	R-2 Single-Family Residential District	R-2A Single-Family Residential District	R-3 Single-Family Residential District	R-3A Single-Family Residential District	R-4 Single-Family Residential District	R-4A Single-Family Residential District	R-4B Single-Family Residential District	R-5 Two-Family Residential District	R-G Residential General District	R-LC Residential-Limited Comercial District	Lot Requirements	
Minimum Lot size	Single-Family and/or Two Family Dwellings	2 acres 200 ft frontage	1 acre 150 ft frontage	30,000 sq ft 100 ft frontage	18,000 sq ft 100 ft frontage	13,500 sq ft 85 ft frontage	9,000 sq ft 70 ft frontage	7500 sq ft 50 ft frontage	2800 sq ft 40 ft frontage	7500 sq ft 50 ft frontage (except zero-lot-line)	5,000 sq ft 50 ft frontage	5000 sq ft 50 ft frontage	Single-Family and/or Two Family Dwellings	Minimum Lot size
	Zero-lot-line Development	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500 sq ft; min combined area 7500 sq ft*	2501 sq ft; min combined area 7500 sq ft*	N/A	Zero-lot-line Development	
	Places of Worship	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 acre	1 acre	Places of Worship	
Minimum Yard Requirements	Front Yard	60 ft depth	60 ft depth	60 ft depth	50 ft depth	50 ft depth	35 ft depth	30 ft depth	20 ft depth	30 ft depth	40 ft depth	30 ft depth	Front Yard	Minimum Yard Requirements
	Side Yard	25 ft width 2 side yards	15 ft width 2 side yards	15 ft width 2 side yards	10 ft width 2 side yards	10 ft width 2 side yards	7 ft width 2 side yards	7 ft width 2 side yards	5 ft width 2 side yards	7 ft width 2 sides yards on main bldg*	D=4 + S + (L/10)**	7 ft; 20ft if adjoining a residential district	Side Yard	
	Rear Yard	35 ft depth	30 ft depth	30 ft depth	20 ft depth	15 ft depth	15 ft depth	15 ft depth	5 ft depth	7 ft depth*	D=4 + S + (L/10)**	20 ft depth	Rear Yard	
	Accessory Structures	side or rear placement	side or rear placement	side or rear placement	side or rear placement	side or rear placement	side or rear placement	side or rear placement	side or rear placement	side or rear placement	side or rear placement	N/A	Accessory Structures	
	Maximum Floor Area Ratio (FAR)	0.25	0.3	0.35	0.4	0.45	0.5	0.5	N/A	.5 for Two-family dwellings	N/A	Bulk Limits: max FAR=.5Xnet lot area	Maximum Floor Area Ratio (FAR)	
	Maximum Lot Coverage	25%	35%	35%	40%	45%	50%	50%	N/A	50%	N/A	N/A	Maximum Lot Coverage	
Minimum off-street parking requirements	Maximum Height	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	Transitional Height Plane Regulations*	35 ft	Maximum Height	Minimum off-street parking requirements
	Single-Family Detached Dwellings	2 spaces per dwelling	2 spaces per dwelling	2 spaces per dwelling	2 spaces per dwelling	2 spaces per dwelling	1 space per dwelling	1 space per dwelling	1 space per dwelling	1 space per dwelling*	1 space per dwelling	N/A	Single-Family Detached Dwellings	
	Multifamily Dwellings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Varies* (See Table I of Ordinance)	Varies* (See Table I of Ordinance)	Multifamily Dwellings	
	Schools, Churches, & other places of assembly	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	1 space per 4 fixed seats OR 1 space for each 35 sq ft floor area*	Schools, Churches, & other places of assembly	
	Nursing or Group Homes	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	1 space per 4 beds	Nursing or Group Homes	
	Child Care Centers	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	1 space per 600 sq ft floor area*	Child Care Centers	
Minimum off-street parking requirements	Other Uses	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	1 space per 300 sq ft floor area	Varies*	Other Uses	

See Zoning Ordinance Document for Special Administrative Permits and Special Exeptions **D= Depth in ft; L= Length in ft; S= * Additional Requirements Apply- See Zoning Ordinance

These charts do not replace the official zoning ordinace, but rather are meant to serve as a quick reference guide to the City of Atlanta's zoning regulations. In addition, there may be instances in which the official zoning ordinace goes into more detail than do these charts. Please consult the official ordinance before making any plans or decisions for your property.